



FOR SALE / TO LET



Hady Hill, Chesterfield

TWO HIGH QUALITY OFFICE BUILDINGS

RIVERSIDE HOUSE 499 sq m (5,376 sq ft)

BRIDGE HOUSE 130 sq m (1,402 sq ft)



 riverside village

Attractive buildings of architectural interest housing modern office accommodation / short walk from Chesterfield Town Centre / Plenty of car parking spaces
 Adjacent to Riverside Village, Chesterfield's first major city living development / short walk from the train station, giving access to London (1 hour 47 mins) and the Midland main line

Chesterfield



TRAIN STATION BRIDGE HOUSE RIVERSIDE VILLAGE
 CHESTERFIELD TOWN CENTRE RIVERSIDE HOUSE RIVER ROTHER



DESCRIPTION

Both buildings have been fully refurbished to a high standard
 CAT 2 lighting and feature lighting
 Broadband connection available
 Intruder alarm
 Passenger lift in Riverside House
 Disabled toilets
 Ample parking

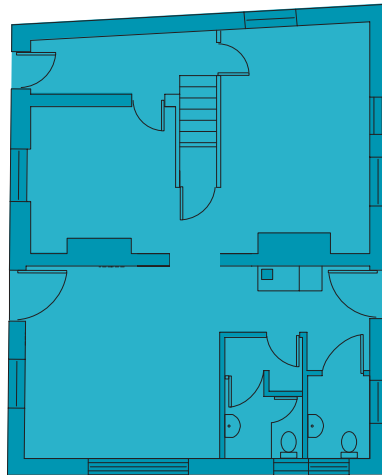
Riverside House comprises a Grade II Listed Building dating from 1906 of red brick with stone dressings and feature circular first floor windows.
 The refurbishment has retained panelling to the Reception area and added a new lift, disabled toilet, suspended ceilings etc.

Bridge House comprises a former Weighbridge House. The refurbishment has retained original features such as a fireplace and stone flagged floor and has been enhanced with feature lighting, disabled toilet etc.

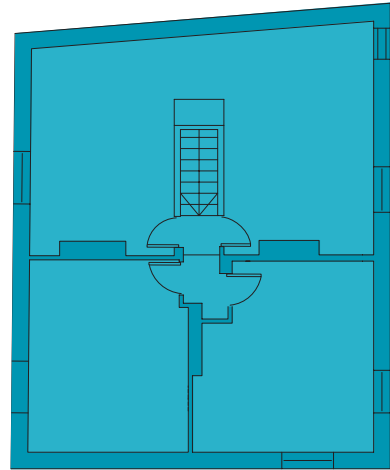


the site

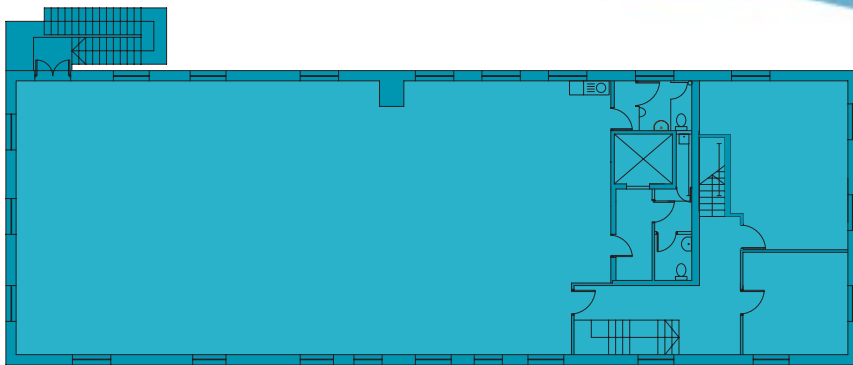
BRIDGE HOUSE		
Ground Floor	55 sq m	596 sq ft
First Floor	75 sq m	806 sq ft
TOTAL	130 sq m	1,402 sq ft
Car Parking Spaces		6



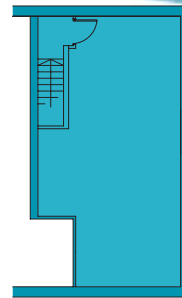
BRIDGE HOUSE ground floor



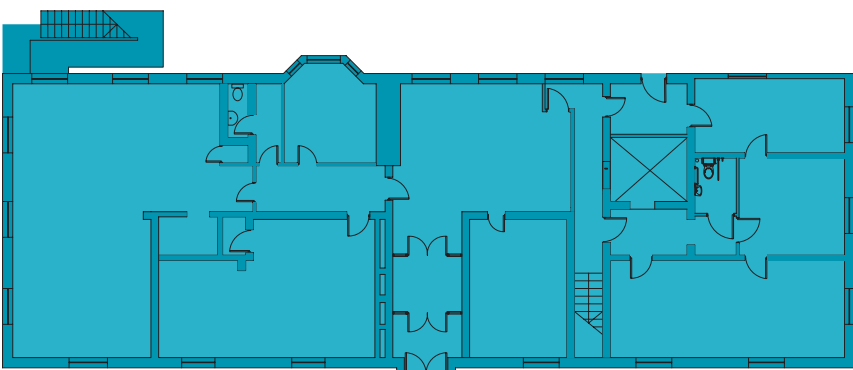
BRIDGE HOUSE first floor



RIVERSIDE HOUSE first floor



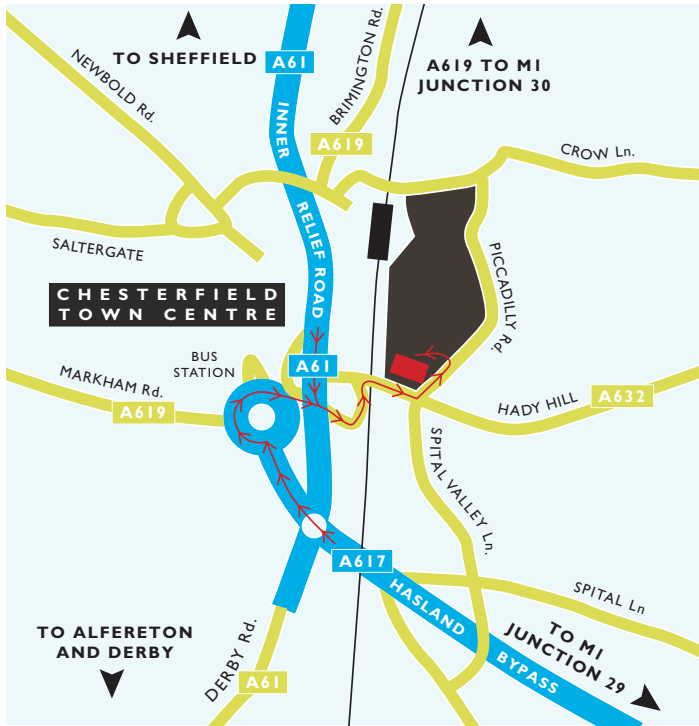
RIVERSIDE HOUSE second floor



RIVERSIDE HOUSE ground floor

RIVERSIDE HOUSE		
Ground Floor	209 sq m	2,252 sq ft
First Floor	247 sq m	2,664 sq ft
Second Floor	43 sq m	460 sq ft
TOTAL	499 sq m	5,376 sq ft
Car Parking Spaces		19





CHESTERFIELD

The historic town centre, including bus station and new shopping centre, is only a short walk away from the property.



Crooked Spire

FOLLOW THE SIGNS FOR A632 BOLSOVER

LOCATION

The properties front the A632 Hady Hill, approximately a quarter of a mile east of Chesterfield Town Centre, and form part of Riverside Village. This is a 24 acre mixed use, predominantly, city living development. Access to the M1 at Junction 29 is via the A617 dual carriageway, and similarly the A61 gives easy access to South Sheffield.



Chesterfield Market



EAST MIDLANDS AIRPORT

Approximately 35 minutes drive away is Easy Midlands Airport with European flights daily.



St Pancras

CHESTERFIELD TRAIN STATION

Within a short walking distance of the property is the recently renewed Chesterfield Mainline Station with services to London St Pancras including a non-stop 1 hour 47 minute train, and Sheffield in 16 minutes.

a development by



Shepherd Developments

0113 242 2751

TERMS

The buildings are available freehold and leasehold. For details, prices or rents please contact the agents.

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